



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

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LAS VEGAS, NV 89101

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February 9, 2022

Mr. Brian Walsh
Howard Hughes Company LLC
10845 Griffith Peak Drive, Ste. 160
Las Vegas, Nevada 89135

RE: 21-0741-TMP1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A 192-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 21.14 acres located at the the southwest corner of Fleet Wing Avenue and Kettle Ridge Drive (Book 166, Page 80), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the

common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

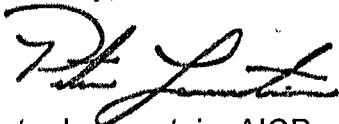
Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.
7. Provide a minimum 40-foot wide Public Sewer Easement over the proposed sewer through Common Element E. No trees or landscaping taller than 3 feet shall be allowed within Public Sewer Easements.
8. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.
9. Prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map. An affidavit, signed and notarized by the property owner, may be required if the assessable acreage of the parcel(s) has decreased from previous or the amount of lots either decreases or increases from the Tentative Map.
10. The submitted Drainage Plan and Technical Drainage Study [DS #5535] must be approved by the Department of Public Works prior to the issuance of any building, grading permits or the recordation of a Final Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.
12. Site development to comply with all applicable conditions of approval for Summerlin Village 22 Tentative Map, TMP-75103, and all other applicable site-related actions.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 15, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Ms. Christina Bilbrey
5795 W. Badura Avenue, Ste. 180
Las Vegas, Nevada 89118

Mr. Mark Bangan
The WLB Group, Inc.
3663 E. Sunset Road, Ste. 204
Las Vegas, Nevada 89120



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February 9, 2022

Mr. Scott Goldstein
Panther Hualapai Corner LLC
851 S. Rampart Blvd., Ste. 105
Las Vegas, Nevada 89145

RE: 21-0767-TMP1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.87 acres on the north side of Alta Drive, approximately 372 feet east of Hualapai Way (APN 138-31-210-012), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

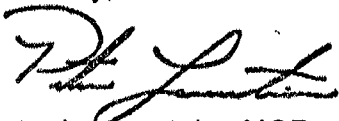
Public Works

5. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
6. This site shall provide a cross-access easement with the existing parcel to the north [APN 138-31-101-003] unless otherwise allowed by the City Traffic Engineer.

7. The one lot commercial subdivision may connect to the existing private sewer on-site. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the Tentative Map and on the face of the recorded Final Map.
 - On-site sewer are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." An update to the approved Drainage Plan and Technical Drainage Study study shall be submitted and approved prior to further development of this site.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 15, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

21-0767-TMP1- Page Three
February 9, 2022

PL:nl

cc:

Mr. Eric Rietz
Rietz Consulting Inc.
3203 E. Warm Springs Road, Ste. 400
Las Vegas, Nevada 89145



**LAS VEGAS
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CAROLYN G. GOODMAN
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VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Mr. Josh Batley
S H ACQ2020 LLC
8800 N. Gainey Street
Scottsdale, AZ 89148

RE: 21-0776-TMP1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A SIX-UNIT CONDOMINIUM RESIDENTIAL SUBDIVISION on 0.27 acres located on the southeast corner of Sandlot Lane and Alexandrite Place (APN 125-06-211-018), T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore).

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property

DEPARTMENT OF PLANNING

SETH T. FLOYD

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owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

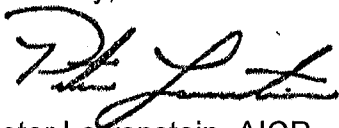
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 15, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

21-0776 - Page Three
February 9, 2022

cc:

Mr. Rob Izer
Shea Homes Limited Partnership
8800 N. Gainey Street
Scottsdale, AZ 89148

Ms. Hannah Swan
Westwood Professional Services
5740 S. Arville Street, Ste. 216
Las Vegas, Nevada 89118



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CAROLYN G. GOODMAN
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February 9, 2022

Bo Cromelin
BRFI Las Vegas, LLC
11611 San Vicente Blvd., Ste. 900
Los Angeles, CA 90049

**RE: 21-0787-TMP1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 11.13 acres at 5001 and 5051 East Bonanza Road (APNs 140-32-502-003 and 004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. The sidewalks along Bonanza Road and Nellis Boulevard adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

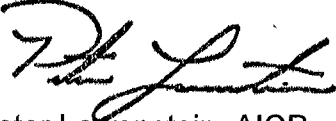
6. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
7. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easements which are a minimum of twenty feet wide.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits." Technical studies may be required with future development.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 15, 2022**.

21-0787-TMP1 - Page Three
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Ms. Elena Arellano
GCW, Inc.
1555 S. Rainbow Blvd.
Las Vegas, Nevada 89146



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February 9, 2022

Ms. Cynthia Futter
Durango Food, LLC
4221 Wilshire Blvd., Ste. 390
Los Angeles, CA 90010

**RE: 21-0750-SUP1 AND 21-0750-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on a portion of 2.62 acres located at 7715 North El Capitan Way (APN 125-17-612-017), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore).

21-0750-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE THROUGH USE

21-0750-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,234 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT

This approval is subject to the following conditions:

21-0750-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Restaurant with Drive Through use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0750-SDR1) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0750-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0750-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/20/21, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. This site shall connect to public sewer to the northwest that runs through the entry road to the commercial shopping center; coordinate with the Sewer Planning Section of the Department of Public Works for details.
9. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.
10. Comply with approved Traffic Impact Analysis for this site.
11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

21-0750-SUP1 AND 21-0750-SDR1 - Page Four
February 9, 2022

cc:

Nasreen Molla
RKAA Architects Inc.
2233 E. Thomas Road
Phoenix, AZ 85016



**LAS VEGAS
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CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

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VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Mr. Richardson Gordon
Providence Centre, LLC
10655 Park Run Drive, Ste. 160
Las Vegas, Nevada 89144

**RE: 21-0770-SUP1 AND 21-0770-SUP2
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests at 7181 North Hualapai Way, Suite #150 (APN 126-24-517-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 4 (Anthony).

21-0770-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT TAVERN USE

21-0770-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) USE

This approval is subject to the following conditions:

21-0770-SUP1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

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5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

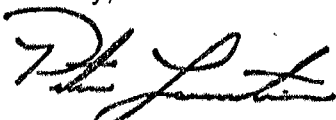
21-0770-SUP2 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

21-0770-SUP1 AND 21-0770-SUP2 - Page Three
February 9, 2022

PL:nl

cc:

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

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cityoflasvegas
lasvegasnevada.gov

February 9, 2022

Ying Zhang
709 Sir James Bridge Way
Las Vegas, Nevada 89145

RE: 21-0773-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request TO ALLOW AN EXISTING SIDE-LOADED GARAGE TO BE CONVERTED TO A CASITA AND LOCATED IN THE FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED on 0.17 acres at 709 Sir James Bridge Way (APN 138-31-410-016), R-PD7 (Residential Planned Development – 7 Units per Acre) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

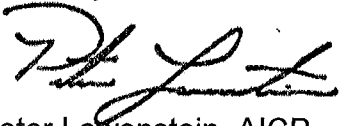
Planning

1. Conformance to the approved conditions for Rezoning (Z-0146-94) and Rezoning (Z-0049-95).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0773-VAR1 - Page Two
February 9, 2022

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Mr. Anthony M. Desmet
RAD Properties on behalf of Desmet Living Trust
10383 Los Alamitos Blvd.
Los Alamitos, CA 90720

RE: 21-0800-SUP1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of a request FOR A PROPOSED 2,050 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1930 Rock Springs Drive (APN 138-22-711-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment Use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 3.. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
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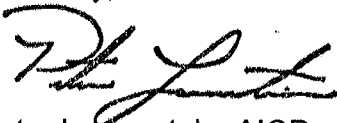


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7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Giuseppe Mauro
QLD School Pizzeria Rock Springs LLC
1930 Rock Springs Drive
Las Vegas, Nevada 89128

Ms. Whitney Donohue
Logic LV Property Mgmt.
3900 S. Hualapai Way
Las Vegas, Nevada 89147



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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February 9, 2022

Mr. John Bailey
S & SC Holdings
8984 Spanish Ridge Avenue
Las Vegas, Nevada 89148

**RE: 21-0806-ZON1 AND 21-0806-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project - For possible action on the following Land Use Entitlement project requests on 0.58 acres at the northwest corner of Sahara Avenue and Santa Clara Drive (APNs 162-03-413-023, 024 and 025), Ward 3 (Diaz).

21-0806-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) [APNs 162-03-413-024 and 025]

21-0806-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,800 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

Planning

21-0806-SDR1 CONDITIONS

1. Approval of Rezoning (21-0806-ZON1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/27/21, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to a portion of the west property line where eight feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow a three-foot wide landscape buffer adjacent to a portion of the north property line where eight feet is required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

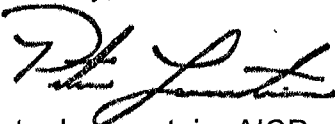
12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalks along Santa Clara Drive and Sahara Avenue adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
13. Grant a minimum 20' wide public sewer easement overlying the existing sewer line and manhole at the northwest corner of parcel 162-03-413-023, via Map or Separate Document. No trees or landscaping over 3-feet tall shall be allowed in the public sewer easement so granted.

14. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov."
15. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Submit a License Agreement for landscaping and private improvements in the Sahara Avenue and Santa Clara Drive public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Ms. Lucy Stewart
LAS Consulting
1930 Village Center Circle, Bldg. 3-577
Las Vegas, Nevada 89134



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

El Benjamin LLC
701 South 9th Street
Las Vegas, Nevada 89101

RE: 21-0808-SDR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-64442) TO ALLOW A COURTYARD ADDITION AND PARKING LOT RECONFIGURATION WITH A WAIVER TO ALLOW 26 PARKING SPACES WHERE 39 ARE REQUIRED on 0.48 acres at 519 South 6th Street (APNs 139-34-716-001 through 014), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Prior approval of Waiver (WVR-73273) is hereby expunged.
2. Conformance to the Conditions of Approval for Variance (VAR-64441), Site Development Plan Review (SDR-64442), Special Use Permit (SUP-64440) and Variance (VAR-72931), and Tentative Map (TMP-73530) shall be required, if approved, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/15/21, except as amended by conditions herein.
5. A Waiver from Title 19.12 is hereby approved, to allow 26 parking spaces where 39 are required.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
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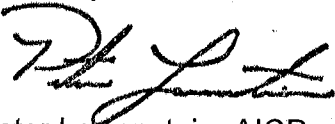
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-64442) and all other applicable site-related actions.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
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cityoflasvegas
lasvegasnevada.gov

February 9, 2022

Shahed Zarabi
Vegas Investments Properties LLC, a Nevada Limited-Liability
1195 Rexford Avenue
Pasadena, CA 91107

**RE: 21-0816-SUP1 AND 21-0816-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to accept the applicant's request to **WITHDRAW WITHOUT PREJUDICE** the following Land Use Entitlement project requests on 0.53 acres at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0816-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,913 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,475 SQUARE FEET OF OUTDOOR SEATING AREA

21-0816-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,913 SQUARE-FOOT RESTAURANT WITH A 1,475 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This action by the Planning Commission is final. The Notice of Final Action was filed with the Las Vegas City Clerk on February 9, 2022.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Damian Rangel
Rangel Enterprises LLC
2360 Boulder Bluffs Court
Riverside, CA 92506

Mr. John Rix or Scott Duffner
ARCHITECTRONIX, Inc.
250 N. Golden Circle Drive, Ste. 204
Santa Ana, CA 92705



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

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lasvegasnevada.gov

February 9, 2022

Mr. Jim Egan
Heights Properties, LLP
6179 E. Broadway Blvd.
Tucson, AZ 85711

RE: 21-0821-SDR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A PROPOSED 5,400 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 0.88 acres on the south side of Azure Drive, approximately 175 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation)], Ward 6 (Fiore).

This approval is subject to the following conditions:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/21/22, except as amended by conditions herein.
3. Two (2) ADA Parking Stalls shall be provided in accordance with the Title 19.
4. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow portions of the perimeter landscape buffer width to be reduced to zero feet where 15 feet is required adjacent to the north property line.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Landscape materials and placement shall be in accordance with the Town Center Development Standards Manual.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Grant a minimum 28-foot wide Multi-Use Non-Equestrian Trail Easement for the existing multi-use trail along the south side off this site prior to issuance of permits.
11. In accordance with the intent of a commercial subdivision, joint access between the parcels to east and west shall be preserved across this site. We note that the site plan as submitted complies with this requirement.
12. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

21-0821-SDR1 - Page Three
February 9, 2022

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Mr. Jovan Jackson
604 Tailput Palm Place
Henderson, Nevada 89011

**RE: ABEYANCE - 21-0379-ZON1, 21-0379-SUP1 AND 21-0379-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to recommend **DENIAL** of the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Crear).

21-0379-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL)

21-0379-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT

21-0379-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS

This item will be considered by the City Council on **March 16, 2022**. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

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LAS VEGAS, NV 89101

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ABEYANCE - 21-0379-ZON1, 21-0379-SUP1 AND 21-0379-SDR1 - Page Two
February 9, 2022

PL:nl

cc:

Mr. Gus Misherfi
Destiny Homes, LLC
2305 Diamondback Drive
Las Vegas, Nevada 89117

Ms. Stephanie Allen
Keampfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

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lasvegasnevada.gov

February 9, 2022

Mr. Bill Gorski
Avanti Equine Nevada, LLC
500 N. Jones Blvd.
Las Vegas, Nevada 89130

**RE: ABEYANCE - 21-0645-VAR1, 21-0645-VAR2, 21-0645-SUP1 AND
21-0645-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **STRIKE** the following Land Use Entitlement project request on 1.98 acres at the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Fiore).

**21-0645-VAR2 - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL
ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED**

The Notice of Final Action was filed with the Las Vegas City Clerk on February 9, 2022.

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 1.98 acres at the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Fiore).

**21-0645-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT TALL SOLID
SCREEN WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE
FEET IS THE MAXIMUM ALLOWED**

**21-0645-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT
TO AN APPROVED SPECIAL USE PERMIT (SUP-5228) FOR A
PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL
HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS**

**21-0645-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR
AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW
(SDR-5094) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN
EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE
PENS**

This approval is subject to the following conditions:

21-0645-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a six-foot tall solid screen wall within the front setback area where five feet is the maximum height allowed.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0645-SUP1) and Site Development Plan Review (21-0645-SDR1) shall be required, if approved.
3. Conformance to the approved conditions for Special Use Permit (SUP-5228) and Site Development Plan Review (SDR-5094), except as amended herein.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0645-SUP1 CONDITIONS

Planning

1. A Special Use Permit is hereby approved for an Animal Hospital, Clinic, or Shelter (with Outside pens).
2. Approval of and conformance to the Conditions of Approval for Variance (21-0645-VAR1) and Site Development Plan Review (21-0645-SDR1) shall be required, if approved.

3. Conformance to the approved conditions for Special Use Permit (SUP-5228) and Site Development Plan Review (SDR-5094), except as amended herein.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0645-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0645-VAR1) and Special Use Permit (21-0645-SUP1) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-5228) and Site Development Plan Review (SDR-5094), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/19/22, except as amended by conditions herein.
5. Coordinate with the Department of Building & Safety for an alternative ground cover to be utilized in lieu of asphalt or concrete.

6. A Waiver from Title 19.06 and 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east and south property line where an eight-foot wide landscape buffer is required adjacent to interior lot lines.
7. A Waiver from Title 19.06 and 19.08 is hereby approved to allow a six-foot wide landscape buffer adjacent to Jones Boulevard and La Madre Way where a 15-foot wide landscape buffer is required adjacent to right-of-way.
8. An Exception from Title 19.06 and 19.08 is hereby approved, to allow zero parking lot landscape islands where three are required.
9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The sidewalks along Jones Boulevard adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. Remove all unused driveways and replace with curb, gutter and sidewalk meeting current City standards concurrent with development of this site.

15. Construct half-street improvements on Rosada Way adjacent to this site concurrent with development of this site. The improvements shall meet City Standards unless otherwise allowed through a deviation of standards approved by the City Engineer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Submit a License Agreement for landscaping and private improvements, if any, in the Rosada Way public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

ABEYANCE - 21-0645-VAR1, 21-0645-VAR2, 21-0645-SUP1 AND 21-0645-SDR1 -
Page Six
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein", written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Ms. Leslie Schur, DVM
Desert Pines Equine
5000 N. Jones Blvd.
Las Vegas, Nevada 89123

Mr. Doug Purvis
DouglasGPurvis Architect LLC
2545 Quail Wood Court
Henderson, Nevada 89074



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February 9, 2022

Mr. Aaron Hansen
BARTSAS MARY 14 LLC
601 South Rancho Dr., Ste. C23
Las Vegas, Nevada 89106

**RE: ABEYANCE - 21-0665-VAR1, 21-0665-SUP1 AND 21-0665-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0665-VAR1 - VARIANCE - TO ALLOW 163 PARKING SPACES WHERE 350 ARE REQUIRED

21-0665-SUP1 - SPECIAL USE PERMIT - FOR A MULTI-FAMILY RESIDENTIAL USE

21-0665-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 224-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPE BUFFER STANDARDS

This approval is subject to the following conditions:

21-0665-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0665-SUP1) and Site Development Plan Review (21-0665-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0665-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0665-VAR1) and Site Development Plan Review 21-0665-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0665-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0665-VAR1) and Special Use Permit (21-0665-SUP1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 11/16/21 and building elevations, date stamped 11/18/21, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow the multi-family building to be set back and parking located at the front of the site where buildings should be placed at the setback line and parking in the rear or sides of the property.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot perimeter landscape buffer along the east property line (Eastern Ave) where 15 feet is required and to allow a zero-foot perimeter landscape buffer along a portion of the south property line where eight feet is required.
6. An Exception from Title 19.08.110.C.12 is hereby approved, to allow 27 trees in the parking lot where 32 trees are required.
7. The minimum distance between buildings shall be 10 feet.
8. Revised elevations shall be submitted for review pursuant to Title 19.16.100 prior to the issuance of a building permit for construction.
9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Trees in the parking lot shall consist of 24-inch box shade trees. Palm trees shall not be counted toward the required number of shade trees.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

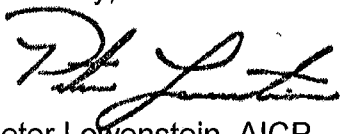
16. Dedicate and construct a right turn lane/bus turn out per standard drawing #234.4, unless otherwise required in the approved Traffic Impact Analysis. Grant the associated Bus Shelter Pad Easement to the Regional transportation Commission prior to the issuance of any permits or the recordation of a map, whichever may occur first.
17. The sidewalks along Eastern Avenue adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
18. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

19. Prior to construction, coordinate a point of connection to the public sewer system at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
20. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit a License Agreement for landscaping and private improvements in the Eastern Avenue public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. Prior to the submittal of any construction drawings, coordinate with the City of Las Vegas Flood Control Section of the Department of Public Works regarding the Charleston/Maryland Parkway storm drain project. See sheets SD14 and SD64 of plans library drawing #107V7367 for proposed storm drain drop inlets that may affect the site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Mitchell Ogron
Siena Holding Management Co
10655 Park Run Drive, Ste. 160
Las Vegas, Nevada 89144

Mr. Darryll Brandwine
Forza Design Group
10801 W. Charleston Blvd., Ste. 530
Las Vegas, Nevada 89135



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February 9, 2022

Mr. Aaron Hansen
BARTSAS MARY 14 LLC
601 South Rancho Dr., Ste. C23
Las Vegas, Nevada 89106

**RE: ABEYANCE - 21-0666-GPA1, 21-0666-ZON1 AND 21-0666-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 2.17 acres at the northwest corner of Fremont Street and Eastern Avenue (APNs 139-35-804-008 through 010), Ward 3 (Diaz).

21-0666-GPA1 - GENERAL PLAN AMENDMENT - FROM: TOD-1 (TRANSIT ORIENTED DEVELOPMENT - HIGH) TO: FBC (FORM-BASED CODE) on 0.51 acres [APN 139-35-804-010]

21-0666-ZON1 - REZONING - FROM: T5-MS (T5 MAIN STREET) TO: T4-C (T4 CORRIDOR)

21-0666-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,727 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

21-0666-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0666-GPA1) on Assessor's Parcel Number 139-35-804-010 and Rezoning (21-0666-ZON1) shall be required, if approved.
2. Prior to issuance of building permits for construction on this site, the two existing off-premise signs shall be removed.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and landscape plan, date stamped 11/16/21 and building elevations, date stamped 11/08/21, except as amended by conditions herein.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a four-foot perimeter landscape buffer along the south property line where 15 feet is required, a five-foot perimeter landscape buffer along the east property line where 15 feet is required and a zero-foot perimeter landscape buffer along a portion of the north property line where eight feet is required.
6. A Waiver from Title 19.09.050.E.028.E is hereby approved, to allow a 21-foot front yard setback where 10 to 15 feet is required, a 59-foot corner side yard setback where 10 to 15 feet is required and a 24-foot interior side yard setback where a maximum of 15 feet is allowed.
7. A Waiver from Title 19.09.050.E.028.E is hereby approved, to allow zero percent of the building façade within the Façade Zone along Fremont Street where 75 percent is required; and to allow zero percent of the building façade within the Façade Zone along Tonopah Drive where 50 percent is required.
8. A Waiver from Title 19.09.050.E.028.F is hereby approved, to allow a one-story building where a minimum of two stories is required.
9. A Waiver from Title 19.09.050.E.028.K is hereby approved, to allow no amenity zone and no street trees along Fremont Street or Eastern Avenue where a five-foot amenity zone and street trees are required every 20 feet on center within grates.
10. A Waiver from Title 19.09.070.K is hereby approved, to allow a one-foot distance between window glazing where a minimum of two feet is required on a Shopfront Frontage Type.
11. An Exception from Title 19.09.050.E.028.H is hereby approved, to allow driveway access to be placed on the front (Fremont Street) where rear access is required.
12. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

14. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
15. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
16. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

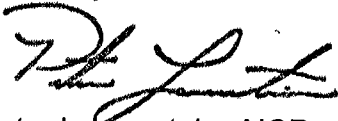
19. The sidewalks along Eastern Avenue and Fremont Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
20. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

21. Connect to Public Sewer at a size and location acceptable to the City of Las Vegas Public Works, Sanitary Sewer Section. Sewer shall be extended in Eastern Avenue to provide a point of connection for the proposed restaurant fronting Eastern Avenue. Alternatively, a Public Sewer Easement shall be provided through the apartment parcel or the adjacent restaurant's parcel to extend public sewer to the Eastern Avenue restaurant or a mapping action that combines the lots may be used to address this condition.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Submit a License Agreement for landscaping and private improvements in the Eastern Avenue and Fremont Street public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. Prior to the submittal of any construction drawings, coordinate with the City of Las Vegas Flood Control Section of the Department of Public Works regarding the Charleston/Maryland Parkway storm drain project. See sheets SD14 and SD64 of plans library drawing #107V7367 for proposed storm drain drop inlets that may affect the site.
26. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Mitchell Ogron
Siena Holding Management Co
10655 Park Run Drive, Ste. 160
Las Vegas, Nevada 89144

Mr. Darryll Brandwine
Forza Design Group
10801 W. Charleston Blvd., Ste. 530
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

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February 9, 2022

Mr. Sal Guy
401 Buffalo Holdings LLC
3145 St. Rose Pkwy., Ste. 200
Henderson, Nevada 89052

**RE: ABEYANCE - 21-0712-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of a request TO ALLOW SEVEN-FOOT WIDE PARKING STALL WIDTHS WHERE NINE FEET IS REQUIRED; 15-FOOT PARKING STALL LENGTHS WHERE 18 FEET IS REQUIRED AND 22-FOOT DRIVE AISLES WHERE 24 FEET IS THE MNIMUM REQUIRED FOR A PARKING LOT OF AN EXISTING COMMERCIAL DEVELOPMENT on 5.52 acres at 251 North Buffalo Drive (APN 138-28-819-011 and 019), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

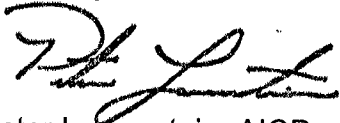
Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

ABEYANCE - 21-0712-VAR1 - Page Two
February 9, 2022

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Doug Rankin
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Ste. 210
Henderson, Nevada 89014



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Mr. Profirio Mora
Profirio Mora & Luis Jose
3905 Sweet Pine Street, Ste. 103
Las Vegas, Nevada 89108

**RE: ABEYANCE - 21-0736-GPA1, 21-0736-ZON1, 21-0736-VAR1 AND
21-0736-TMP1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Crear).

21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This item is scheduled to be heard again at the **March 8, 2022** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Planning Commission requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

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ABEYANCE - 21-0736-GPA1, 21-0736-ZON1, 21-0736-VAR1 AND 21-0736-TMP1 -
Page Two
February 9, 2022

PL:nl

cc:

Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Blvd.
Las Vegas, Nevada 89146



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

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February 9, 2022

Mr. Bernardo Gutierrez
Bernardo & Rosa Gutierrez
10 Traci Street
Las Vegas, Nevada 89110

RE: 21-0510-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.12 acres at 10 Traci Street (APN 140-32-415-016), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

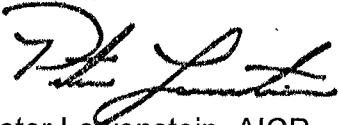
1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0510-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein", written in a cursive style.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Jaime De La Vega
6944 Erin Circle
Las Vegas, Nevada 89110



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

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OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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February 9, 2022

Mr. Josh Nelson
D C Rampart Owner, LLC
10777 W. Twain Avenue, Ste. 115
Las Vegas, Nevada 89135

RE: 21-0569-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **HOLD IN ABEYANCE** a request TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK FOR EXISTING CARPORTS AND TO ALLOW A DEVIATION FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW STRUCTURES (CARPORTS) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman).

This item is scheduled to be heard again at the **March 8, 2022** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Planning Commission requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

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DIRECTOR OF
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February 9, 2022

Mr. Crystal Eller
Thomas J. Pozdro Crystal Eller
5300 Solar Avenue
Las Vegas, Nevada 89131

**RE: 21-0623-VAR1 AND 21-0623-SUP1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **DENY** the following Land Use Entitlement project requests on 3.30 acres at 5300 Solar Avenue (APN 125-13-801-006), R-E (Residence Estates) Zone, Ward 6 (Fiore).

21-0623-VAR1 - VARIANCE - TO ALLOW AN 80-FOOT TALL WIRELESS COMMUNICATION FACILITY WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A 28-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A RESIDENTIAL ADJACENCY SETBACK OF 88 FEET WHERE A MINIMUM OF 240 FEET IS REQUIRED

21-0623-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [WATER TOWER] USE

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

21-0623-VAR1 AND 21-0623-SUP1 - Page Two
February 9, 2022

PL:nl

cc:

Roni Jackson
Infra Towers, LLC
1800 Diagonal Road, Ste. 6221
Alexandria, VA 22314

Mr. Debbie DePompei
IntelliSites Development, LLC
8822 Arroyo Azul Street
Las Vegas, Nevada 89131



**LAS VEGAS
CITY COUNCIL**

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Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

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BRIAN KNUDSEN

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OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

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February 9, 2022

Mr. Cesar Maraut & Virginia Maraut
2210 Poplar Avenue
Las Vegas, Nevada 89101

RE: 21-0674-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 2210 Poplar Avenue (APN 139-35-611-035), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

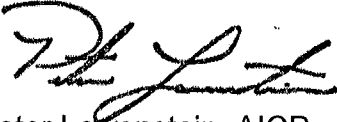
1. A Variance is hereby approved to allow a one-foot side yard setback where five feet is required for an existing patio cover [carport].
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0674-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein", written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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LAS VEGAS, NV 89101
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February 9, 2022

Ms. Liza J. Rivera Ramirez
2203 Poplar Avenue
Las Vegas, Nevada 89101

RE: 21-0675-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.14 acres at 2203 Poplar Avenue (APN 139-35-611-019), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

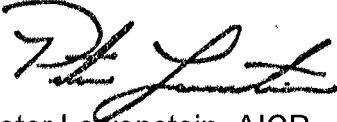
1. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required for an existing patio cover [carport].
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0675-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Ms. Pamela S. Lauby and Tracy Soares
1721 Cedar Avenue
Las Vegas, Nevada 89101

RE: 21-0676-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **HOLD IN ABEYANCE** a request TO ALLOW A ONE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1721 Cedar Avenue (APN 139-35-510-157), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This item is scheduled to be heard again at the **March 8, 2022** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Planning Commission requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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3RD FLOOR
LAS VEGAS, NV 89101

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**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

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February 9, 2022

Mr. Ernest Ross
2308 East Mesquite Avenue
Las Vegas, Nevada 89101

RE: 21-0677-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 2308 East Mesquite Avenue (APN 139-35-513-024), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required for an existing patio cover [carport].
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0677-VAR1- Page Two
February 9, 2022

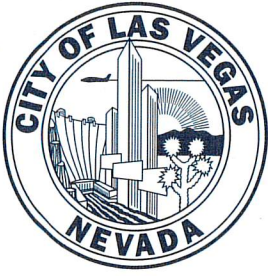
No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

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February 9, 2022

Mr. Ana Luisa Reyes Martinez
2017 Poplar Avenue
Las Vegas, Nevada 89101

RE: 21-0678-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND AN EXISTING FIVE-FOOT TALL SOLID SCREEN WALL WHERE A THREE-FOOT TALL SOLID SCREEN WALL WITH TWO FEET OF WROUGHT IRON IS ALLOWED on 0.22 acres at 2017 Poplar Avenue (APNs 139-35-610-026 and 027), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

Planning

1. A Variance is hereby denied, to allow a zero-foot side yard setback for an existing Accessory Structure (Class II) [shed] where three feet is required.
2. A Variance is hereby approved, to allow a 10-foot front yard setback where 20 feet is required for an existing patio cover [carport].
3. A Variance is hereby approved, to allow a three-foot tall solid screen wall, with two feet open for visibility in the front yard setback area where two feet of solid block with three feet open for visibility is allowed.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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February 9, 2022

Ms. Anarcya Muriedas-Leon
2120 E. Mesquite Avenue
Las Vegas, Nevada 89101

RE: 21-0679-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.14 acres at 2120 Mesquite Avenue (APN 139-35-512-030), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

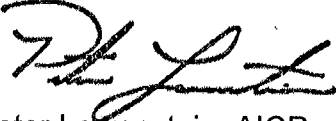
1. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required for an existing patio cover [carport].
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0679-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
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MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

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February 9, 2022

Mr. Kelli Favela
1801 Cedar Avenue
Las Vegas, Nevada 89101

RE: 21-0680-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1801 Cedar Avenue (APN 139-35-510-156), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

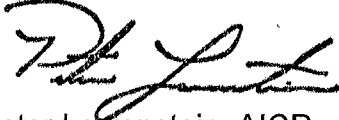
1. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required for an existing patio cover [carport].
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0680-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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February 9, 2022

Mr. Gary Favela and Tamara Favela
1717 Cedar Avenue
Las Vegas, Nevada 89101

RE: 21-0681-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request TO ALLOW AN EXISTING ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE ROOM] on 0.15 acres at 1717 Cedar Avenue (APN 139-35-510-158), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

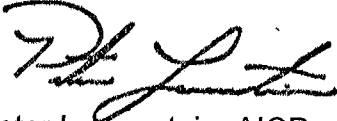
Planning

1. A Variance is hereby approved to allow a zero-foot distance separation from the main building where six feet is required for an existing Accessory Structure (Class II) [storage room].
2. A Variance is hereby approved to allow a zero-foot side yard setback where three feet is required for an existing Accessory Structure (Class II) [storage room].
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0681-VAR1 - Page Two
February 9, 2022

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein", written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Ms. Estela Favela
2213 Elm Avenue
Las Vegas, Nevada 89101

RE: 21-0683-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.14 acres at 2213 Elm Avenue (APN 139-35-611-040), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a three-foot side yard setback where five feet is required for an existing patio cover [carport].
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

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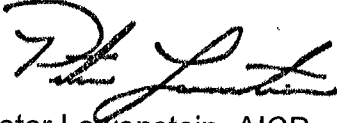


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21-0683-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

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OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

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DIRECTOR OF
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February 9, 2022

Mr. Jose Rafael Garcia
2207 Poplar Avenue
Las Vegas, Nevada 89101

RE: 21-0818-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request TO ALLOW A WALL WITHIN THE FRONT YARD SETBACK WITH A THREE-FOOT SOLID BASE WHERE TWO FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 2207 Poplar Avenue (APN 139-35-611-018), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

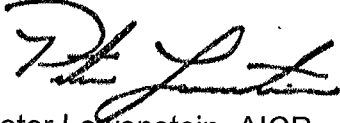
1. A Variance is hereby approved, to allow a three-foot tall solid screen wall with two feet of wrought iron in the front yard setback area where two feet of solid screen wall with three feet of wrought iron is allowed.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0818-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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February 9, 2022

Mr. Leonel Cervantes
4866 Nettie Avenue
Las Vegas, Nevada 89110

RE: 21-0692-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE-FAMILY RESIDENTIAL DWELLING on 0.52 acres at 4866 Nettie Avenue (APN 140-29-810-048), R-E (Residential Estates) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0692-VAR1 - Page Two
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

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OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

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DIRECTOR OF
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February 9, 2022

Mr. Marty Mizrahi
LV Buildings LLC
2595 Fremont Street
Las Vegas, Nevada 89104

RE: 21-0726-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **DENY** a request TO ALLOW AN EXISTING SEVEN-FOOT TALL CHAIN LINK FENCE WITH RAZOR WIRE WHERE SUCH MATERIALS ARE PROHIBITED at 1221 South Casino Center Boulevard (APN 162-03-110-050), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Marty Mizrahi
LV Net LLC
2595 Fremont Street
Las Vegas, Nevada 89104

Mr. Andrew McNeil
LV Buildings LLC
2595 Fremont Street
Las Vegas, Nevada 89104



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

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BRIAN KNUDSEN

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JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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February 9, 2022

Mr. Glenn Plantone
518 Saint Louis LLC
7312 West Cheyenne Avenue, Ste. 6
Las Vegas, Nevada 89129

**RE: 21-0760-ZON1, 21-0760-VAR1 AND 21-0760-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.21 acres on the southwest corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-413-045), Ward 3 (Diaz).

21-0760-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE & PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

21-0760-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE 11 ARE REQUIRED

21-0760-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SEVEN-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

21-0760-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow seven parking spaces where 11 are required.
2. Approval of Rezoning (21-0760-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0760-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0760-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (21-0760-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0760-VAR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/25/22, except as amended by conditions herein.
4. A Waiver from Title 19.06 is hereby approved, to allow a four-foot landscape buffer adjacent to the St. Louis Avenue right-of-way where 10 feet is required.
5. A Waiver from Title 19.06 is hereby approved, to allow a four-foot landscape buffer adjacent to the Santa Clara Drive right-of-way where 10 feet is required.
6. A Waiver from Title 19.06 is hereby approved, to allow a two-foot landscape buffer adjacent to the southern property line.
7. An Exception from Title 19.06 is hereby approved, to allow one tree within the norther perimeter landscape buffer where three are required.
8. An Exception from Title 19.06 is hereby approved, to allow zero parking lot trees where two are required.

9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

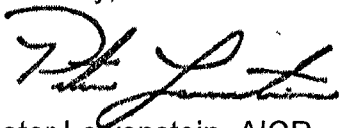
Public Works

16. The sidewalks along St. Louis Avenue and Santa Clara Drive adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
17. Existing driveways shall be removed as needed and reconstructed to correspond with the location and widths shown on the approved site plan concurrent with the development of this site. The driveways shown on the site plan do not appear to represent the actual existing driveways in location nor width.

18. This site shall connect to the Public Sewer running along the eastern boundary of the parcel. For new sewer lateral taps into a Public Sewer Main for multi-family residential development, the minimum nominal pipe diameter shall not be less than 6-inches. However, this site may continue to utilize existing sewer lateral connections less than 6-inches in diameter with feasibility condition assessment to be verified by The City of Las Vegas Building and Safety Department.
19. Submit a License Agreement for landscaping and private improvements in the Saint Louis Avenue public right-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. David Raanan
518 Saint Louis LLC
7312 West Cheyenne Avenue, Ste. 6
Las Vegas, Nevada 89129

Ms. Simona Stephens
Suzana Rutar Architect LTD
1950 E. Warm Springs Road
Las Vegas, Nevada 89119



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

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cityoflasvegas
lasvegasnevada.gov

February 9, 2022

Mr. Brady Cook
7941 N. Jones Blvd.
Las Vegas, Nevada 89131

**RE: 21-0766-VAR1, 21-0766-VAR2 AND 21-0766-VAR3
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 2.90 acres generally located at the southwest corner of Grand Teton Drive and Jones Boulevard (APNs 125-14-504-003, 004 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore).

21-0766-VAR1 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-003)

21-0766-VAR2 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-004)

21-0766-VAR3 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-007)

This approval is subject to the following amended conditions:

21-0766-VAR1 CONDITIONS

Planning

1. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0766-VAR2) and Variance (21-0766-VAR3) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed block wall shall be located such that it does not encroach onto existing public right-of-way.
8. Coordinate the design of the proposed wall geometrics to comply with Sight Visibility Restriction Zone requirements at all driveways and street intersections to the satisfaction of the City Traffic Engineer.

21-0766-VAR2 CONDITIONS

Planning

1. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0766-VAR1) and Variance (21-0766-VAR3) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed block wall shall be located such that it does not encroach onto existing public right-of-way.
8. Coordinate the design of the proposed wall geometrics to comply with Sight Visibility Restriction Zone requirements at all driveways and street intersections to the satisfaction of the City Traffic Engineer.

21-0766-VAR3 CONDITIONS

Planning

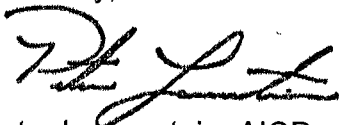
1. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0766-VAR1) and Variance (21-0766-VAR2) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed block wall shall be located such that it does not encroach onto existing public right-of-way.
8. Coordinate the design of the proposed wall geometrics to comply with Sight Visibility Restriction Zone requirements at all driveways and street intersections to the satisfaction of the City Traffic Engineer.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Mr. Blanca Nuila Gomez
2414 Walnut Avenue
Las Vegas, Nevada 89101

**RE: 21-0788-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request TO ALLOW AN EXISTING ONE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING SINGLE-FAMILY ADDITION AND A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.14 acres at 2414 Walnut Avenue (APN 139-35-513-008), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a one-foot rear yard setback where 15 feet is required for a single-family building placement and a one-foot rear yard setback where five feet is required for a an existing patio cover.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
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21-0788-VAR1 - Page Two
February 9, 2022

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Shree Ganesha, Inc.
700 E. Fremont
Las Vegas, Nevada 89101

RE: 21-0789-SDR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A PROPOSED 3,466 SQUARE-FOOT OUTDOOR ACTIVITY AREA FOR A NIGHTCLUB WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.80 acres at 700 Fremont Street (APN 139-34-601-011), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-54300) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/23/21, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

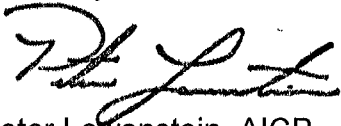
8. Contact the City Engineer's Office to coordinate the development of this project with the 7th Street Capital Improvement Project [Project Manager: Randy McConnell, 702-229-2186 rmcconnell@lasvegasnevada.gov] and any other public improvement projects adjacent to this site. Current city plans are incompatible with this proposal; however early coordination may allow for modification of the current plans to provide compatibility. Comply with the recommendations of the City Engineer.
9. Submit a License Agreement for landscaping and private improvements allowed within the 7th Street and Fremont Street public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

21-0789-SDR1 - Page Three
February 9, 2022

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Najib Saab
CNJ 700, LLV
1845 Arbol Verde Way
Las Vegas, Nevada 89119

Mr. Liz Olson
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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lasvegasnevada.gov

February 9, 2022

Mr. Jeffrey Conehl
5556 Cribari Circle
San Jose, CA 95135

**RE: 21-0792-ZON1, 21-0792-WVR1 AND 21-0792-WVR2
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.14 acres at 604 North 4th Street (APN 139-27-811-024), Ward 5 (Crear).

21-0792-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

21-0792-WVR1 - WAIVER - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED FOR AN EXISTING DUPLEX

21-0792-WVR2 - WAIVER - TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING DUPLEX

This approval is subject to the following conditions:

21-0792-WVR1 CONDITIONS

Planning

1. A Waiver of Title 19.08 is hereby approved to allow two parking spaces where four are required.
2. Approval of Rezoning (21-0792-ZON1) and approval of and conformance to the Conditions of Approval for Waiver (21-0792-WVR2) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

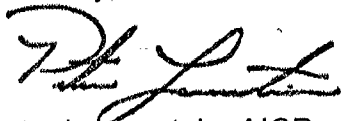
21-0792-WVR2 CONDITIONS

Planning

1. A Waiver of Title 19.08 is hereby approved to allow a zero-foot front yard setback where 20 feet is required.
2. Approval of Rezoning (21-0792-ZON1) and approval of and conformance to the Conditions of Approval for Waiver (21-0792-WVR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

21-0792-ZON1, 21-0792-WVR1 AND 21-0792-WVR2 - Page Three
February 9, 2022

PL:nl

cc:

Mr. David Strait
1223 Heather Oaks Way
North Las Vegas, Nevada 89031



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

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February 9, 2022

Bari Cooper Sherman
TA Las Vegas 3900 BE LLC
3000 Olympic Blvd., Ste. 2120
Santa Monica, CA 90404

RE: 21-0801-SDR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request for a Major Amendment to a previously approved Rezoning and Plot Plan Review (Z-0073-86) FOR A PROPOSED PUBLIC ADDRESS SYSTEM AND 70-FOOT TALL SPORTS FIELD AND TENNIS COURT LIGHTING FOR AN EXISTING SCHOOL AND CHURCH/HOUSE OF WORSHIP DEVELOPMENT on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78252), Minor Site Development Plan Review (20-0128-SDR1) and Minor Site Development Plan Review (20-0418-SDR1) shall be required, except where amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and sports lighting elevations, date stamped 12/21/21, except as amended by conditions herein.
4. An exception from 19.08.040(E)(5)(E) lighting requirements has been approved to allow a 70-foot tall lighting pole, where 30 feet is the maximum allowed.
5. All proposed field lighting shall comply with Title 19.08.040(E)(5) lighting requirements, except where exceptions are granted herein.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. John Lopeman or Kip Barton
ethos | three Architecture
8985 South Eastern Avenue, Ste. 220
Las Vegas, Nevada 89123



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

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OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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LAS VEGAS, NV 89101

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February 9, 2022

Kenny Lin
Sahara 2020 LLC
3601 W. Sahara Avenue
Las Vegas, Nevada 89102

**RE: 21-0803-VAR1, 21-0803-SUP1, 21-0803-SUP2 AND 21-0803-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 1.67 acres at 3601 West Sahara Avenue (APN 162-08-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0803-VAR1 - VARIANCE - TO ALLOW 68 PARKING SPACES WHERE 169 ARE REQUIRED

21-0803-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,300 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #101 WITH A 685 SQUARE-FOOT OUTDOOR PATIO AREA

21-0803-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,938 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #112 WITH A 965 SQUARE-FOOT OUTDOOR PATIO AREA

21-0803-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ADDITION OF OUTDOOR PATIO AREAS AND A PARKING LOT RECONFIGURATION OF AN EXISTING COMMERCIAL DEVELOPMENT

This approval is subject to the following conditions:

21-0803-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (21-0803-SUP1 and SUP2) and Site Development Plan Review (21-0803-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0803-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0803-VAR1) and Site Development Plan Review (21-0803-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov."

21-0803-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0803-VAR1) and Site Development Plan Review (21-0803-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov."

21-0803-SDR1 CONDITIONS

Planning

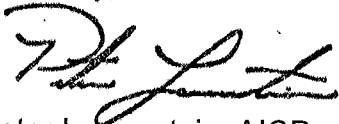
1. Approval of and conformance to the Conditions of Approval for Variance (21-0803-VAR1) and Special Use Permits (21-0803-SUP1 and SUP2) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 01/25/22 and building elevations, date stamped 12/15/21, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. David Strait
1223 Heather Oaks Way
North Las Vegas, Nevada 89031



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

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February 9, 2022

School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 89074

RE: 21-0807-MSP1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A PROPOSED 32 SQUARE-FOOT ANIMATED LED WALL SIGN on 23.72 acres at 1950 Pink Rose Street (APN 139-21-301-013), C-V (Civic) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

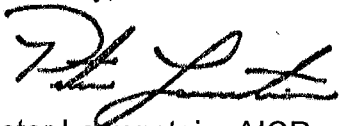
Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and sign elevations date stamped 12/13/21.
3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.
4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.
5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Clark County School District - Facilities Services Unit
1180 Military Tribute Place
Henderson, Nevada 89074

Ms. Lucia Gonzalez
CCSD Real Property Management
1180 Military Tribute Place
Henderson, Nevada 89074



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Verlaine, LLC
P.O. Box 371537
Las Vegas, Nevada 89137

**RE: 21-0813-ZON1, 21-0813-VAR1 AND 21-0813-TMP1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 13.53 acres on the southwest corner of Coran Lane and Allen Lane (Parcel 1 File 127 Page 86), Ward 5 (Crear).

21-0813-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

21-0813-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS, STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

21-0813-TMP1 - TENTATIVE MAP - RANCHO HOLLY - FOR A 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following amended conditions:

21-0813-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0813-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0813-TMP1) shall be required, if approved.
2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
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4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0813-TMP1 AMENDED CONDITIONS

Planning

1. The proposed subdivision shall be gated.
2. The eastern perimeter wall of the subdivision shall have a minimum overall height of eight (8) feet, inclusive of any combination of retaining and screen. The perimeter wall shall be decorative with a minimum of 20 percent contrasting material per Title 19.
3. Perimeter landscape buffer areas shall use 4-6 inch decorative rock in addition to required plant materials.
4. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
5. Approval of Rezoning (21-0813-ZON1) and Tentative Map (21-0813-TMP1) shall be required, if approved.
6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

8. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations. The CC&R documents shall include a disclosure that the surrounding zoning districts, which includes R-E (Residence Estate) zoning, may include existing or future agricultural and livestock uses.
9. All development is subject to the conditions of City Departments and State Subdivision Statutes.

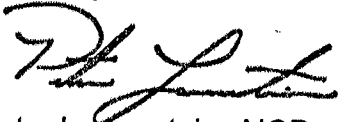
Public Works

10. Dedicate a 25' radius on the southwest corner of Coran Lane and Allen Lane if not already in place.
11. Construct half-street improvements on Coran lane and Allen Lane, including appropriate pavement transitions, meeting current City Standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Allen Lane improvements shall extend to Holly Lane and include the northwest corner spandrel and valley gutter unless otherwise allowed by the City Engineer.

12. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, grant a 5-foot public utility easement behind the back of curbs if needed to provide adequate separation between the various utilities. No trees or other landscaping material with a matured height of 36" is allowed within a public sewer easement.
13. Grant a minimum 20' wide Public Sewer and Public Drainage Easement to be Privately Maintained" across Common Lot "E" on the Final Map for this site.
14. Prior to the submittal of construction drawings for this site, submit a Gated Queueing Analysis and Pedestrian Circulation and Safety Plan for approval by the Traffic Engineering Division of the Department of Public Works. The Pedestrian Circulation and Safety Plan shall identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
16. Per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Jeff Lesnick
Beazer Homes
3490 Paseo Verde Pkwy., Ste. 120
Henderson, Nevada 89074

Mr. Darryl Lattimore
Actus
3283 E. Warm Springs Road, Suite 300
Las Vegas, Nevada 89120



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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LAS VEGAS, NV 89101
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February 9, 2022

Mr. Richard Torres
NV Landscape LLC
7495 W. Azure Drive, Ste. 224
Las Vegas, Nevada 89130

**RE: 21-0823-ZON1, 21-0823-VAR1 AND 21-0823-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 0.52 acres at the southwest corner of Coran Lane and Sycamore Trail (APN 139-19-701-001), Ward 5 (Crear).

21-0823-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

21-0823-VAR1 - VARIANCE - TO ALLOW NO REQUIRED COMPLETE STREET IMPROVEMENTS (CURB/GUTTER/SIDEWALK/STREETLIGHTS) WHERE SUCH IS REQUIRED

21-0823-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

This item is scheduled to be heard again at the **March 8, 2022** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Planning Commission requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

21-0823-ZON1, 21-0823-VAR1 AND 21-0823-SDR1 - Page Two
February 9, 2022

PL:nl

cc:

Mr. Richard Torres
5708 Emerald View Street
Las Vegas, Nevada 89130

Mr. David Strait
1223 Heather Oaks Way
North Las Vegas, Nevada 89031



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

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VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

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February 9, 2022

Mr. Juan Aguirre
Casas Bonitas LV, LLC
1003 Hollowbluff Avenue
Las Vegas, Nevada 89031

**RE: 21-0826-SUP1 AND 21-0826-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.40 acres at 1889 Cypress Trail and 3925 Coran Lane (APNs 139-19-703-002 and 004), C-2 (General Commercial) Zone, Ward 5 (Crear).

21-0826-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE

21-0826-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

21-0826-SUP1 CONDITIONS

Planning

1. Approval of conformance to the Conditions of Approval for Site Development Plan Review (21-0826-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0826-SDR1 CONDITIONS

Planning

1. Approval of conformance to the Conditions of Approval for Special Use Permit (21-0826-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. If approved, the applicant shall adhere to all Clark County Department of Aviation requirements.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/23/21, except as amended by conditions herein.
5. A Waiver from Title 19.08.080 is hereby approved, to allow a 10-foot landscape buffer width adjacent to the north property line where 15 feet is required.
6. A Waiver from Title 19.08.080 is hereby approved, to allow a zero to 10-foot landscape buffer width adjacent to the east property line where 15 feet is required.
7. A Waiver from Title 19.08.080 is hereby approved, to allow a six to 10-foot landscape buffer adjacent to the west property line where eight feet is required.
8. An Exception from Title 19.08.040 is hereby approved, to allow 32 trees within landscape buffer areas where 40 are required.
9. An Exception from Title 19.08.040 is hereby approved, to allow seven interior parking area trees where 16 are required.

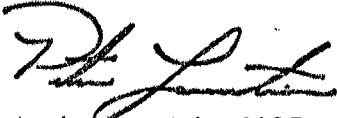
10. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate 30 feet of right-of-way adjacent to this site for Coran Lane, 30 feet for Cypress Trail, and a 15 foot radius on the southwest corner of Coran Lane and Cypress Trail prior to the issuance of permits for this site.
17. Construct half-street improvements on Coran lane and Cypress Trail, including appropriate pavement transitions, meeting current City Standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein", written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Jaime De La Vega
6944 Erin Circle
Las Vegas, Nevada 89145



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Mr. Alex Woodin
Vegas Arts Owner, LLC
1225 17th Street, Ste. 2420
Denver, CO 80202

**RE: 21-0827-ZON1, 21-0827-SUP1 AND 21-0827-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 2.66 acres at the intersection of California Avenue and 3rd Street (APNs 162-03-110-005 through 010 and 162-03-110-029 through 033), Ward 3 (Diaz).

21-0827-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) [APNs 162-03-110-005 through 010 and 029]

21-0827-SUP1 - SPECIAL USE PERMIT - FOR A MIXED-USE DEVELOPMENT

21-0827-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 335 MULTI-FAMILY RESIDENTIAL UNITS AND 10,884 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

21-0827-SUP1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0827-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0827-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
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3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0827-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0827-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0827-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/23/21, except as amended by conditions herein.
4. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards Subsection C.1.a.i is hereby approved, to allow less than 70 percent build-to line along California Avenue for Buildings 2 and 3, and to allow a seven-foot setback along 3rd Street where five feet is required.
5. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards Subsection C.1.a.v is hereby approved, to allow above-ground utility appurtenances where such is prohibited.
6. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards Subsection C.1.c.iii is hereby approved, to allow a zero-foot parking garage setback along portions of California Avenue and five to seven-foot parking garage setbacks along 3rd Street, with two-foot landscape planters along 3rd Street where five feet is required.

7. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards Subsection C.1.d.i is hereby approved, to allow an eight-foot sidewalk along the east side of 3rd Street where a 10-foot sidewalk is required.
8. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards Subsection C.1.d.ii is hereby approved, to allow varying patterns and numbers of date palm trees and shade trees along 3rd Street where only minimum 25-foot tall date palm trees are allowed in 30-foot increments.
9. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards Subsection C.1.e is hereby approved, to allow more than 10 feet of blank, expressionless walls at the street level where such is prohibited and to allow flat rooflines with no cornices where articulated rooflines and/or articulated cornices are required.
10. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall clearly differentiate between shade tree species.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

16. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
17. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Dedicate a 25-foot radius corner at the northwest and southwest corners of California Avenue and 3rd Street prior to the issuance of any permits or with the recordation of a map, whichever may occur first.
21. The sidewalks on California Avenue, 3rd Street, and 4th Street adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
22. Coordinate with the Traffic Engineering Division to determine the necessary modifications to the roadway median and adjacent public street section improvements to support this site prior to the submittal of a Traffic Impact Analysis, or construction plans for this site. Comply with the recommendations of the Traffic Engineering Division.
23. Relocate proposed grease interceptors in Alleys west of Buildings 2 and 3. Grease interceptors are not permitted within Public Right of Way. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

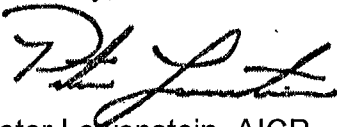
24. Prior to construction, coordinate a point of connection to the public sewer system at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works; the preliminary sewer point of connection will be located at the intersection of Colorado Avenue and Casino Center Boulevard, to the public sewer main being constructed with the Casino Center Boulevard Capital Improvement Project. The existing onsite public sewer running along the eastern boundary of the parcel is to remain public within the existing limited 10-foot public sewer easement; no additional easement width will be required, nor diversion of upstream flows. However, to mitigate the City's potential need to gain access over this sewer in the future, remove and replace the existing sewer within the easement and provide a manhole at the south edge of the development which can be readily accessed for cleaning the line.
25. Landscape and maintain all unimproved rights-of-way adjacent to this site, if any. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Submit a License Agreement for landscaping and private improvements in the California Avenue, 3rd Street, and 4th Street public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
27. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian

access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. Prior to the submittal of any construction drawings, coordinate with the City of Las Vegas Flood Control Section of the Department of Public Works regarding the Charleston/Maryland Parkway storm drain project. See sheets SD14 and SD64 of Plans Library Drawing #107V7367 for proposed storm drain drop inlets that may affect the site.
29. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Scott Bryans
KTTY
820 16th Street Mall #500
Denver, CO 80202